

City of Kingman – **Gunite** Pool/Spa Inspections & Pool Barrier Requirements

In March 1992, the City Council adopted code changes that strengthen City requirements for enclosure of Swimming Pools and/or Spas. This publication is intended to inform **owners** and **contractors** of the various options available when considering the appropriate Pool Barrier required between 1) neighboring properties, and 2) the residence and swimming pool located on the same property. Also included are reminders of the inspection requirements, so owners and contractors are prepared for the **inspection process** and to help assure completion of the pool is not delayed.

See the COK Municipal Code Section 5-91: <http://www.codepublishing.com/az/kingman/>

REQUIRED INSPECTIONS AND TESTING

1. Safety & Setback Inspection

- Property pins in place – Pool location outlined on site
- Pool structure meets required setbacks from property line & Residence buildings.
- Construction Fencing Onsite

2. Pre-Gunite

- Construction Fencing in place surrounding the pool construction area.
- Rebar installed & tied per structural plan
- Rough Water piping complete & under 15psi test
- All metal is bonded – rebar, light niche, handrails, pumps, heater, etc...
- Rough Electrical is complete
- Gas piping installed, exposed & under test [10psig (min.) with 30psig (max.) gage]

3. Pre Plaster

- Pool Barriers are complete including Gates – Perimeter Pool Barrier Fence and the House to Pool Access Barrier
 - ✓ Exception: One 20 foot section of pool Barrier may be available to be installed immediately following the plaster application & water fill. [immediately = same day as plaster installation!]
- Gunite complete
- Pool Equipment Installed complete & Bonded
- Electrical & Plumbing complete – 120v Receptacles with WP & GFI

4. Final Inspection

- All Pool Barriers are complete
- Pool/Spa construction is complete & running for inspection
- All construction debris is cleaned-up and removed from the jobsite & any unauthorized neighboring property

Inspections are conducted to ensure swimming pools comply with City of Kingman Construction Code life/safety provisions before any pool may be filled with water more than 18inches for any purpose.

CONSTRUCTION FENCE

1. This Fence may be:
 - Standard chain link fence not less than 4ft high – securely installed
 - Portable Barricades not less than 4ft high securely installed
 - Construction Temporary Fence not less than 4ft high – securely installed [any color you like]
2. Construction Fencing shall remain in place until the Permanent Pool Barrier is complete and inspected.
 - The Final Pool Barrier, as it is constructed, may serve as the Construction Fence.
3. If a portion of the temporary Construction Fence is removed for daily construction it shall be replaced before the contractor or subcontractor leaves the site.

POOL BARRIER FENCE REQUIREMENTS *(Inspected during the Pre-Plaster inspection)*

1. The Barrier may be of Masonry, Wrought Iron, or other materials and shall be not less than 5 feet high and completely surround the Pool.
 - Exception: A **Pool Access Barrier** may replace a portion of the Pool Barrier. See the requirements on page 2.
2. There cannot be any holes or openings that would allow a four-inch ball to pass through.
3. Maximum vertical clearance between grade and the bottom of the barrier shall be two inches, measured on the side of the barrier that faces away from the pool, or four inches, when grade is a solid surface, such as concrete.
4. Minimum of 45 inches between horizontal bars, toeholds or handholds to prevent climbing, or provide a maximum 1 ¾ inches of space between vertical bars.
5. Wire mesh or chain link fencing shall provide a maximum opening size of 1¾ inches measured horizontally.
6. At least one self-closing & latching Man Gate between 36" & 60" wide is required.

GATES 60 inches wide or less *(Inspected during the Pre-Plaster Inspection)*

- ✓ Must be self-closing and self-latching and able to accommodate a lock.
- ✓ Must swing outward from the pool area.
- ✓ Latch must be 54 inches minimum above ground.
- ✓ Must meet same construction requirements as the Pool Barrier Fence.

GATES more than 60 inches wide *(Inspected during the Pre-Plaster Inspection)*

- ✓ Non-pedestrian gates more than 60 inches wide such as double-gates for vehicles, must be padlocked if not self-closing/ self-latching.
- ✓ Must meet same construction requirements as the Pool Barrier Fence.

POOL ACCESS BARRIER REQUIREMENTS *(Inspected during the Pre-Plaster Inspection)*

A Pool Access Barrier is a physical barrier between a house and a swimming pool or spa located on the same property. This is in addition to the fence separating a pool from neighboring properties. Three options are available to address the requirement:

1. One option is to construct an inner 5ft **Barrier Fence** around the entire pool, or
2. A Second option includes utilizing the **residence or House Wall** within the pool enclosure as part of the approved barrier. See the section below for details. or
3. A third option is the use of a **motorized safety cover** which complies with ASTM F 1345.

WHEN THE HOUSE WALL IS A PART OF THE BARRIER *(Inspected during the Pre-Plaster Inspection)*

All of the following are required as they apply to the section of House wall that makes up the Pool Access Barrier.

- a) All swing doors must be **self-closing and self-latching** and must swing outward from the pool area.
 - A simple latch or lock similar to what is currently on the door but located a minimum of 54 inches above the floor.
- b) Animal or doggie doors are not allowed.
- c) All sliding glass doors shall be **self-closing and self-latching** with an approved automatic door closer or;
 - Provide a separate barrier fence between the sliding glass door and the pool/spa; or
 - Replace the sliding glass door with a self-closing hinged door; or
 - Bolt the door shut (Option not available if this is the only door to the pool area from the room).
 - Removable pins or locks which prevent the door from opening are not sufficient to meet this safety code.
- d) Window latches must be at 54 inches minimum above floor; or
 - Except for bedroom egress windows, screwed in "stops" (not thumb screws) may be used to limit window openings to four inches; or
 - Except for bedroom egress windows, provide a screwed-in-place wire mesh screen.
 - Areas outside of windows or doors that otherwise cannot be made to comply with barrier and egress requirements must be fenced.
- e) Windows, where the bottom edge is less than 60 inches above the pool decks and within five feet of the water's edge, must be tempered glass.

Note: The requirements are the same if a **garage** or other **permanent and permitted structure** is used as a portion of the Pool Access Barrier.

COMPLIANCE:

If at any time when to pool is filled with 18" of water or more and the required Pool Barrier is not in place, a citation may be issued by COK Code Enforcement to both the **owner** and the **Pool Contractor**.

FAQ - WHO IS LOCALLY LICENSED TO BUILD A POOL BARRIER FENCE?

Local Fence Contractors:

Arnel Fence	928-757-5240	AZ ROC # 189427	14-0806
Craftwork Fence	928-692-6541	AZ ROC # 188978	14-2926
Innovative Stoneworks & Landscaping	928-458-6292	AZ ROC # 292119	14-4759
Legacy Signs and Iron	928-530-1920	AZ ROC # 289136	14-7544
Perfection Masonry	928-727-0852	AZ ROC # 205351	14-3886
S&S Development	928-716-1617	AZ ROC # 193313	14-1777